

NEBRASKA DEPARTMENT OF REVENUE, PROPERTY ASSESSMENT DIVISION

TITLE 350, CH. 50 – REPORTING REQUIREMENTS AND APPRAISAL PROCESS

EXPLANATORY STATEMENT

Overview - *This chapter is being updated for recent legislation and to provide a more understandable procedure for county assessors to follow when assessing property in their county. The changes include updating the entire chapter to proceed in chronological order and making the entire chapter easier to understand and implement for both the Property Assessment Division (Division) and each county assessor. It gives specific instruction on how to collect data, inspect property, and what documentation must be created during the appraisal process. The last section streamlines the requirements for appraisal contracts made with the county assessor which are required to be reviewed and approved by the Tax Commissioner under Neb. Rev. Stat. § 77-1301.01.*

Detailed Summary:

REG-50-001 DEFINITIONS – In general, the definitions were changed to alphabetical order. Many of the definitions were not used in the body for the regulations and were thus removed. Other definitions were updated to reflect a more current use or to make the definition clearer.

001.03 alphabetical update.

001.04 alphabetical update.

001.08A changed to reflect LB 139 passed in 2015 and codified in Neb. Rev. Stat. § 76-2221.

Stricken 001.10 removed definition that was not used in the body of the regulation.

001.12, .13, and .14 were terms that were used in the regulation but not previously defined.

001.16 allows for the specific use of digital imagery technology, which many counties already use without specific guidelines. This regulation provides guidelines for using this technology.

001.19 alphabetical update.

001.20 alphabetical update.

001.23 alphabetical update.

001.24 This definition was clarified to give some direction as to who may serve as a referee, as requested by several counties.

001.25 alphabetical update.

001.26 alphabetical update.

001.27 added to clarify “Tax Commissioner” throughout the regulation.

001.28 updated term “Narrative Appraisal Report” to “Valuation Methodology” to better reflect what this document should contain.

REG-50-002 THE APPRAISAL PROCESS – Many minor changes were made to this regulation to better describe the process county assessors should apply when planning an appraisal project, data collecting, analyzing, applying the data and arriving at a final value.

Section 002.01, 002.02, and 002.03 were updated to modernize the language and streamline the requirements. Wording was consolidated and phrased in an easier manner to understand.

Section 002.04 added digital imagery technology and government data as methods of data collection. All of these methods are already being used by county assessors throughout the state, but by adding these to the regulation county assessors have something to rely on when discussing data collection with property owners. Many county assessors have the ability to research property information by the use of digital imagery technology. This technology allows for a great cost savings to the rural counties.

Section 002.05 has been streamlined and redundant language that is better suited for discussion in section 002.06 has been removed. The stricken subdivisions were replaced by the more succinct sections 002.04A and 002.04B description of what should be included when analyzing collected data.

Section 002.06 only received minor updates to modernize language. Section 002.05E was added to clarify the expectation that the Division has for the county assessor when applying any of the approaches to value.

Sections 002.07 and 002.08 contain minor changes that modernize the language and also removes misleading wording at the end of 002.08. Subsection D was moved to current 002.05B.

Section 002.09 was added to further explain the informal hearing process as codified by Neb. Rev. Stat. § 77-1311. This language was previously in § 003.08.

REG-50-003 APPRAISAL REQUIREMENTS was retitled as REQUIREMENTS FOR APPRAISAL CONTRACTS (Which is currently Reg-004) All requirements for appraisals were stricken from this chapter. Some of section 003 was moved into section 002 but the detail was largely eliminated. The result is a more succinct and easier to read regulation.

The rest of the regulation is current Reg-004. It has been rearranged and updated to modernize the language and reduce legal jargon. These changes were made to make the section easier to read and understand and to update the requirements that were no longer relevant.